




Mariana
Real Estate

**Flat 10 Chatfield House
Bristol, BS1 1RT
£2,000 Per Month**

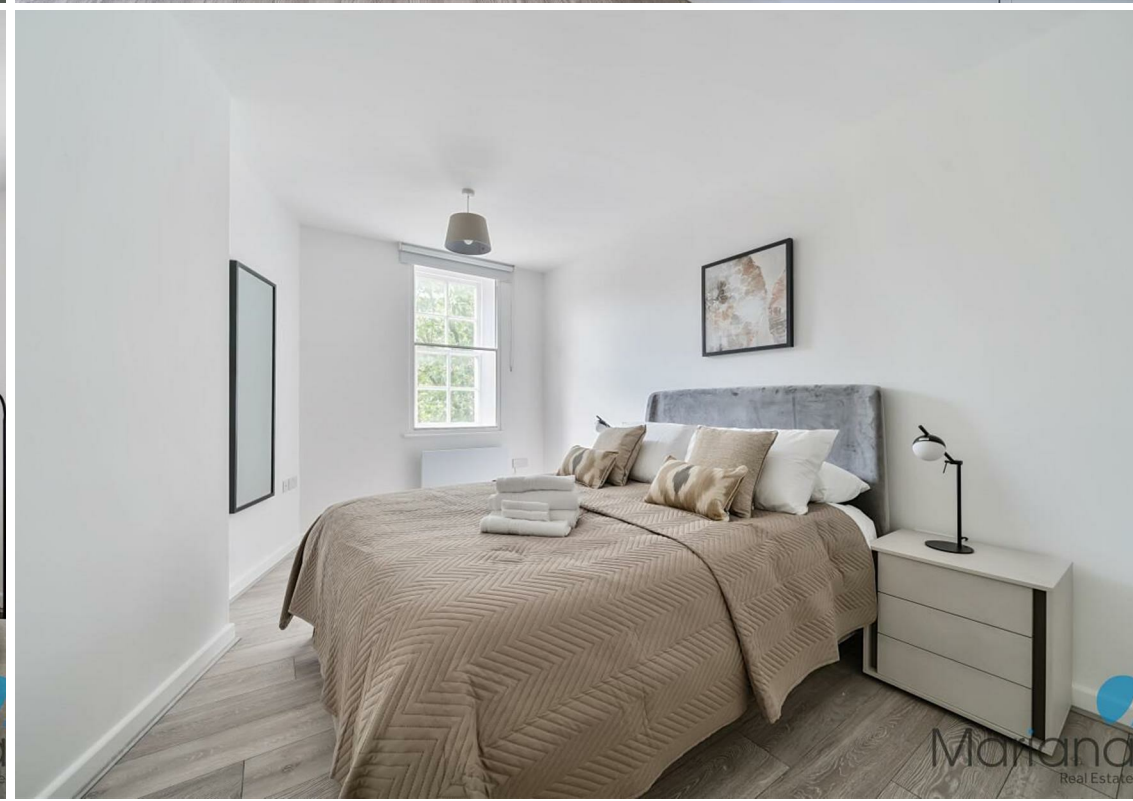
Situated in an enviable position in the heart of Bristol city centre, this recently refurbished two-bedroom, two-bathroom apartment is set on the second floor of an attractive period building.

The property offers a bright and well-proportioned reception room with an open-plan, fully fitted kitchen, ideal for modern living and entertaining. There are two generously sized bedrooms, both complemented by contemporary fitted bathrooms. Further benefits include wood flooring throughout, adding to the apartment's clean and modern finish.

Chatfield House is ideally located within Bristol's historic city centre, offering immediate access to a wide range of bohemian cafés, restaurants, and local amenities. Nearby attractions include The Watershed and Castle Park, along with a variety of boutique shops and shopping centres.

Transport links are excellent, with easy access to bus routes and Bristol Temple Meads station, providing convenient connections in and out of the city.



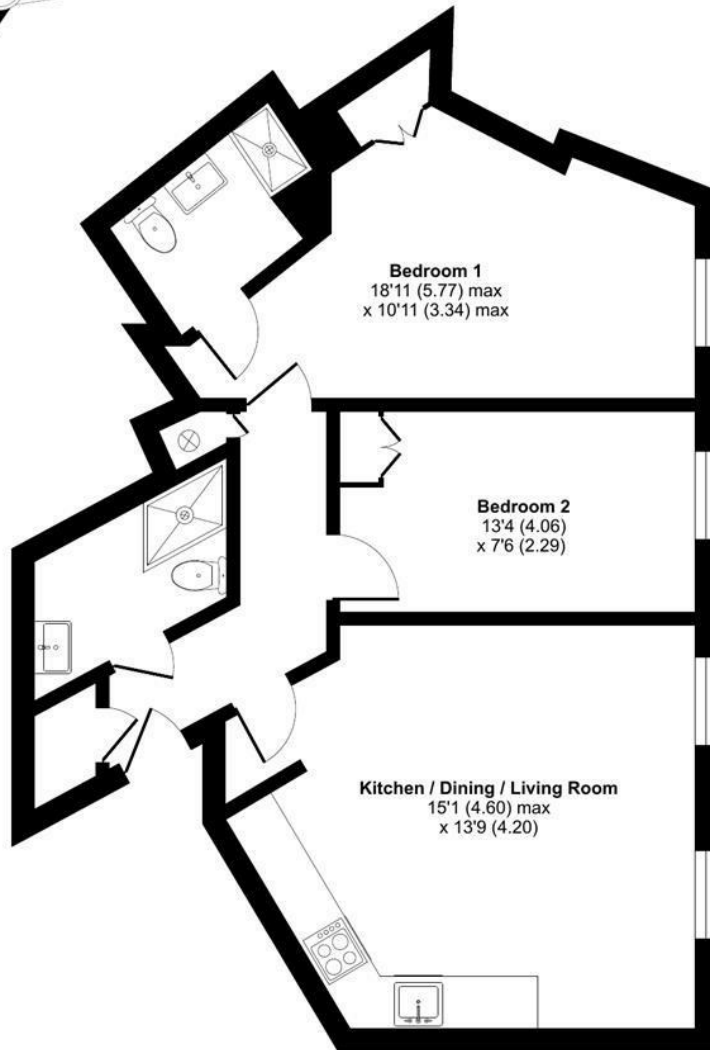




Marsh Street, Bristol, BS1

Approximate Area = 667 sq ft / 61.9 sq m

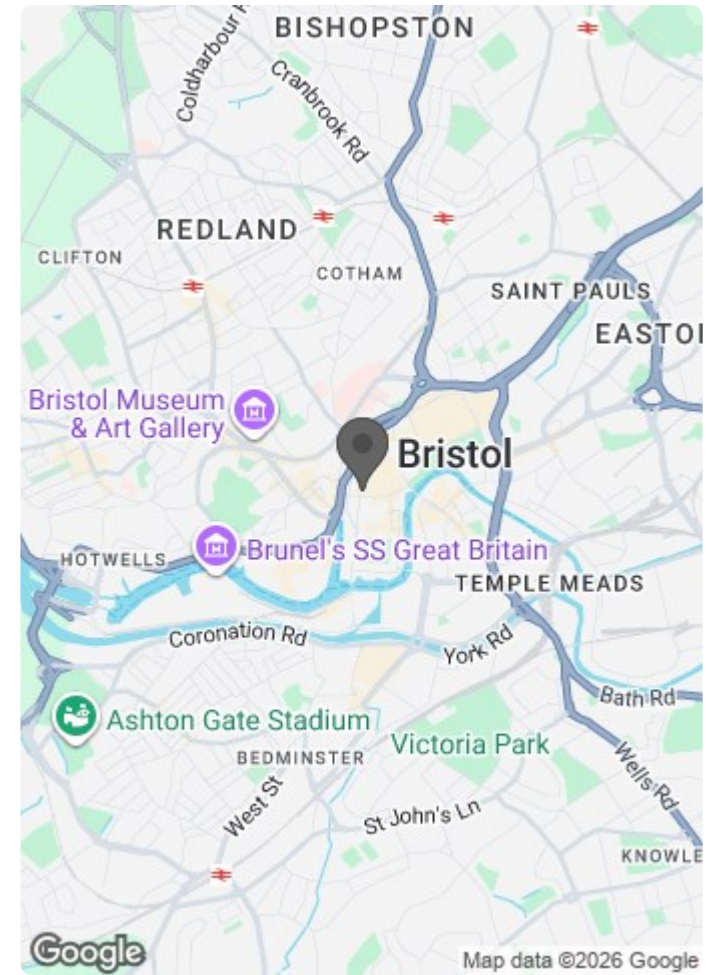
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mariana Real Estate Ltd. REF: 1153294



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	